

**DISTRICT OF LANTZVILLE
BYLAW NO. 280**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE
ZONING BYLAW NO. 180, 2020**

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Foothills Comprehensive Development Zone) Bylaw No. 280, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) in Part 1 by deleting 1.8 FOOTHILLS Zone (FH) and inserting 1.8 FOOTHILLS SAP ZONE (FH) as stated in Schedule 1,
 - (b) In Part 3, Section 4.1, by inserting the following definitions:
 - i. “**Caretaker Unit** means Means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupied by an owner or employee of a business located on the same legal parcel.
 - ii. **Cluster Housing** means one dwelling unit or two dwelling units within the same building which are on the same lot as at least four other dwelling units.
 - iii. **Electric Vehicle Supply Equipment -Ready (EVSE-Ready)** means all infrastructure required for charging an electric vehicle, with the exception of charging equipment, included.
 - iv. **Institutional Use** means a facility established to serve a social, recreational, educational, or other public purposes and includes but limited to assembly, community care facility, community centre, community hall, cultural service, fire hall, library, municipal office, park, place of worship, public art gallery, public museum, school or public swimming pool.
 - v. **Live Work** means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupies by an owner or employee of business located on the same legal parcel.

- vi. **Storage Facility** means the commercial use of land, building, or a portion of a building, for the storage of personal property.
- vii. **Tourist Accommodation** means a building or buildings providing temporary accommodation for the public in units, each of which has its own sanitary facilities, including a conference centre, restaurant, personal services and premises licensed under the *Liquor Control and Licensing Act*.

READ A FIRST TIME this 22nd day of June, 2022.

READ A SECOND TIME this 22nd day of June, 2022.

PUBLIC HEARING HELD this 27th day of July, 2022.

READ A THIRD TIME this 27th day of July, 2022.

ADOPTED this 28th day of September, 2022.

ORIGINAL SIGNED

Mark Swain, Mayor

ORIGINAL SIGNED

Trudy Coates, Director of Corporate Administration

“Schedule 1 to Bylaw 280, 2021”

1.8 FOOTHILLS SAP ZONE

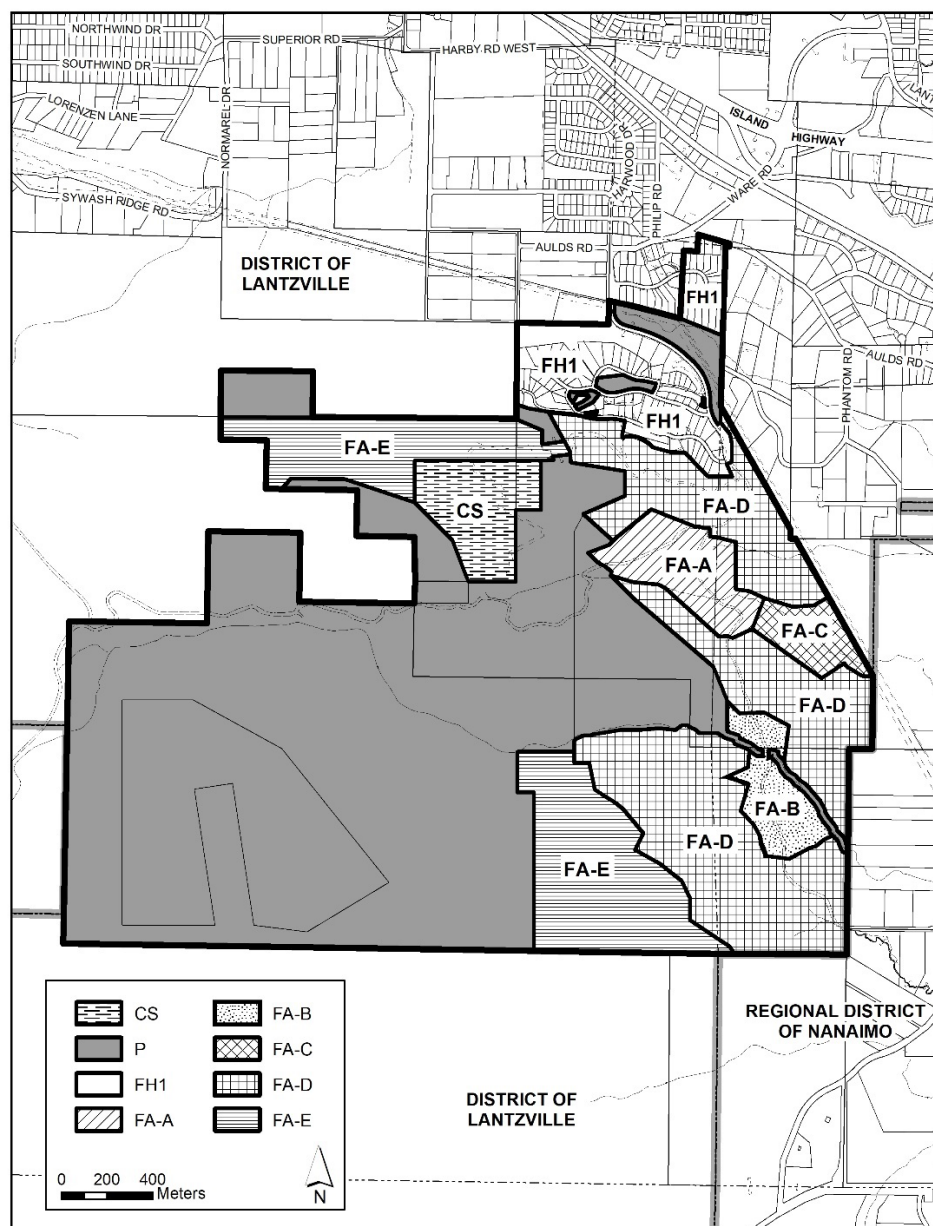
(FH)

Areas

1. The purpose of the Foothills Zone is to allow a range of land uses and residential densities with significant protected natural areas and recreational opportunities, along with housing diversity and local commercial services.

Purpose

2. The Foothills Zone is divided into Areas FH1, FA-A, FA-B, FA-C, FA-D, FA-E as shown on the following map.



Permitted Uses

3. The permitted uses are as follows:

Primary	Secondary
Foothills Area 1 – Scenic Corridor (FH1)	
House	Home Business Secondary Suite
Foothills Area A – Gateway Village Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Food and Beverage Service Health Service House Household Service Institutional Use Live-Work Market Mixed Use Building Office Outdoor Recreation Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	Home Business Mobile Vending Secondary Suite Short-term Rental
Foothills Area B – Heikkila Creek Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Financial Service Food and Beverage Service Funeral Service Health Service House	Carriage House Home Based Business Mobile Vending Short-term Rental

Household Service Institutional Use Live-Work Manufactured Home Assembly Market Mixed Use Building Outdoor Recreation Office Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	
Foothills Area C – Quarry Service Centre	
Child Care Craft Beverage Processing Garden Centre Institutional Use Live-Work Outdoor Recreation Storage Facility	Caretaker Unit
Foothills Area D – Foothills Residential	
Bed and Breakfast Cluster Housing Community Care Duplex House Outdoor Recreation Rowhouse Townhouse	Home Based Business Secondary Suite Short-term Rental
Foothills Area E – Uplands Residential	
Bed and Breakfast Child Care Cluster Housing Community Care Duplex House Outdoor Recreation	Home Based Business Secondary Suite Short-term Rental

Development Form & Density

4. The maximum densities permitted in the Foothills Zone are as follows:
814 residential units
5,000 m² (square metres) of non-residential

Siting of Buildings

5. The minimum setbacks from parcels lines are as follows:

Use	Front	Rear	Interior Side	Exterior Side
Apartment, Commercial or Mixed Use	0 m	0 m	0 m	0 m
Cluster Housing	4 m	2 m	2 m	3 m
Duplex	4 m	2 m	3 m	3 m
House	4 m	2 m	1.5 m	3 m
House in FH1	4.5	2 m	2 m	2 m
Rowhouse and Townhouse	4 m	2 m	3 m	3 m
Accessory Structure	6 m	1.5 m	1.5 m	3 m

Height

6. The maximum height in the Foothills Zone are as follows:

Use	Height
Apartment	15 m
Commercial, Institutional or Mixed Use	15 m
Cluster Housing	9 m
House	9 m
Rowhouse and Townhouse	12 m
Accessory Structure	9 m
Fence - Front	1.2 m
Fence – Side and Rear	1.8m

Parcel Coverage

7. The following parcel coverage regulations apply:

Use	Building Site Coverage
Apartment	90%
Commercial or Mixed Use within Area A or Area B	100 %
Commercial Use within Area C	85%
Cluster Housing	55%
Duplex	60%
House	60%
House in FH1	40%
Rowhouse and Townhouse	70%

Minimum Lot Size

8. The following subdivision regulations apply:

Use	Minimum parcel size
Apartment	1000 m ²

Commercial, Institutional or Mixed Use	600 m ²
Cluster Housing	1000 m ²
Duplex	500 m ²
House	350 m ²
House in FH1	600 m ²
Rowhouse and Townhouse	800 m ²

Parking

9. Notwithstanding Section 2.6.1, the following minimum number of onsite vehicle parking spaces are required within the Foothills CD Zone:

Use	Minimum Number of Long-Term Parking Spaces	Minimum Number of Short-Term Parking Spaces
Apartment, studio or 1 bedroom*	1 per dwelling unit	Per 2.6.1
Apartment, 2 or more bedrooms*	1.5 per dwelling unit	
Assisted Living	1 per employee	
Cluster Housing*	1.5 per dwelling unit	
Duplex*	2 per dwelling unit	
House *	2 per dwelling unit	
Rowhouse and Townhouse *	1.5 per dwelling unit	
Carriage House or Secondary Suite	1 per dwelling unit	
Tourist Accommodation	2, plus one per sleeping unit	
All other uses	Per 2.6.1	

*One parking space per dwelling unit must be EVSE ready

Streamside Setbacks

10. Notwithstanding Section 2.11, and in accordance with the EDI *Proposed Environmental Permitting Strategy*, development must occur in accordance with the Riparian Areas Protection Regulation and as delineated by a Qualified Environmental Professional.

Short-term Rentals

11. Short-term Rentals are permitted only where a dwelling unit has its own at-grade entrance from the exterior of the building.

Commercial Units

12. With the exception of Food and Beverage Services or Market uses, an individual commercial use within the Gateway Residential Area may not exceed 150 m².